Doc # 4917
(No resolution) 7

M E M O R A N D U M

Taken Under Advisement
June 18, 1987

Resubmitted
June 25, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: WILLIAM WHITNEY, ACTING ASSISTANT DIRECTOR FOR DEVELOPMENT AND URBAN DESIGN
MITCHELL FISCHMAN, DEPUTY ASSISTANT DIRECTOR FOR DEVELOPMENT AND URBAN DESIGN

SUBJECT: AMENDMENT TO THE REPORT AND DECISION ON THE CHAPTER 121A APPLICATION OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

EXECUTIVE SUMMARY: This item which requested the Authority to adopt an Amendment to Prudential's 121A Report and Decision in order to lease 6,042 square feet of the 101 Huntington Avenue office building to the Bright Horizons Children's Centers, Inc. for use as a childcare center, was taken under advisement at the Board Meeting of June 18, 1987. Since that meeting the Prudential Insurance Company has clarified the following concerns of the Board regarding their request for approval of this Amendment: 1) Prudential has indicated that up to 75% of total enrollment in this facility will be for Boston residents with the remainder limited to the children of non-resident employees within the project; and 2) market information on similar childcare providers within the Boston area, both profit and non-profit, indicate that tuition being proposed by Bright Horizons is below the average (see attached letter from Prudential Property Co., Inc.).

The Authority voted to adopt a Report and Decision on the Chapter 121A Application of The Prudential Insurance Company of America on July 14, 1961. There have been a number of amendments to the project since that time.

No Resolution

Attach amendment

L14/R

On May 29, 1987, the applicants submitted an additional request to amend their application by proposing to lease 6,042 square feet on the Mezzanine Level of the 101 Huntington Avenue Building to the Bright Horizons Children's Centers, Inc. for use as a childcare center (see attached letter). The childcare center has been designed by the architectural firm of Steffian Bradley Associates, Inc. to accommodate 70 children between the ages of three months and five-years-old. Of the total number, 75 percent of the slots will be available for Boston residents, and the remainder limited to the children of non-resident employees within the project. Approximately 20 percent of the total 70 spaces will be made available to low and moderate income families and will be coordinated with Aid to Families with Dependent Children through the Child Care Resource Center.

Outdoor areas adjacent to the 101 Huntington Avenue Building will be utilized as an infant outdoor rest area and play area for toddlers, respectively. Both of these areas will be appropriately fenced and used exclusively in connection with the childcare center.

The term of the lease would be two years with one renewal option for three years. In recognition of the start-up cost and marginal economics of the childcare business, Prudential will provide the initial two-year term rent free. During the first year of the option period, Bright Horizons will pay $5.25 per rentable square foot escalating by the increase in the Consumer Price Index (CPI) in the second and third years of the option period.

Children using the childcare center will be picked up and dropped off at an existing entrance off the South Ring Road directly in front of the childcare center.

The contractor and owner's representative for this project have met with the Zoning Division and Building Department of the Inspectional Services Department of the City of Boston and no variances are needed under the zoning or building code for this use.

In the opinion of the Chief General Counsel, the proposed leasing of space to a childcare provider is not a change in the type and character of the building and does not represent a fundamental change that would require a public hearing. The City's designated review group for the Prudential Project -the Prudential Project Advisory Committee- reviewed the proposed amendment at its regularly scheduled meeting of June 16, 1987, and supports this proposal.

It is, therefore, recommended that the Authority approve and adopt the attached Amendment to the 121A Application of The Prudential Insurance Company of America.

An appropriate vote follows:

VOTED: That the Authority be, and hereby, approves and adopts the document attached hereto entitled, "Boston Redevelopment Authority Amendment to the Report and Decision of The Prudential Insurance Company of America for Authorization and Approval of a Project Under Massachusetts General Laws (Ter.Ed.) Chapter 121A, as Amended, and Chapter 652 of the Acts of 1960".

Attachment

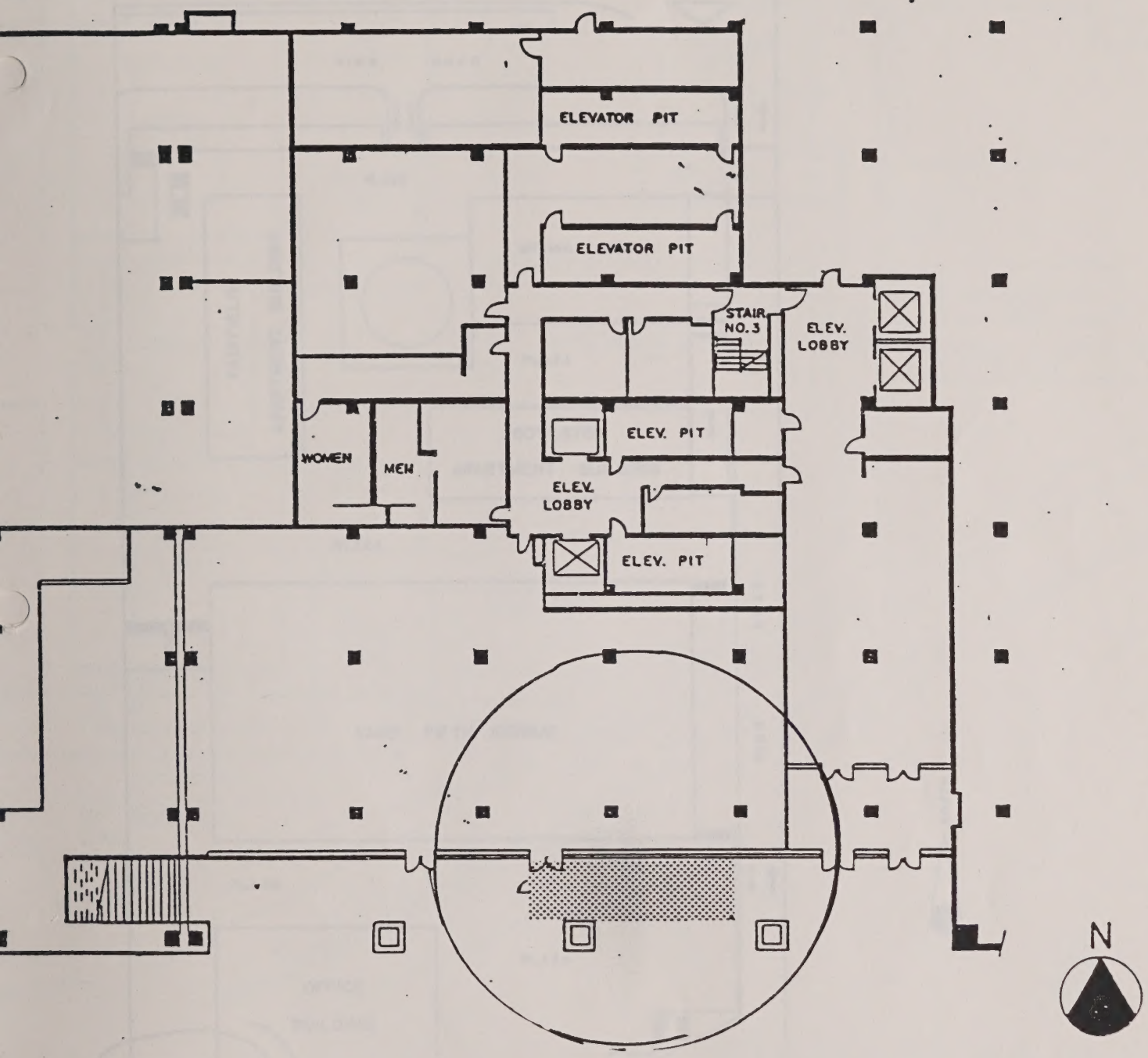

EXHIBIT H-1

INFANT PLAY AREA

BRIGHT HORIZONS CHILD CARE CENTER

101 HUNTINGTON BUILDING

MEZZANINE LEVEL

PRUDENTIAL CENTER, BOSTON, MASS.

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

THIS PLAN IS NOT TO BE USED AS A CONSTRUCTION DRAWING. ARCHITECTURAL AND ENGINEERING DETAILS ARE NOT SHOWN. DIMENSIONS ARE APPROXIMATE

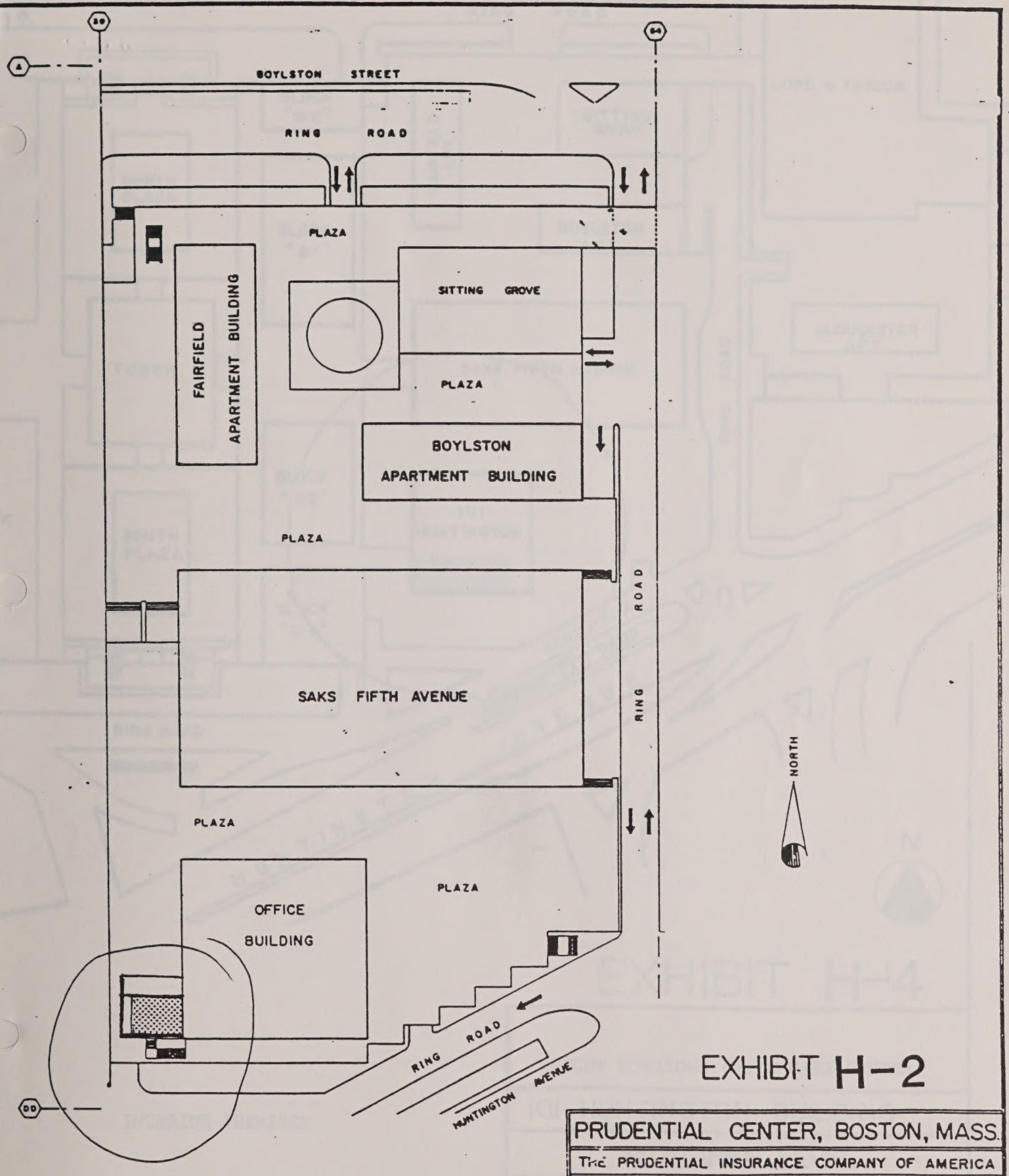

EXHIBIT H-2

PRE-SCHOOLER PLAY AREA

PRUDENTIAL CENTER, BOSTON, MASS.

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

BRIGHT HORIZONS CHILD CARE CENTER

THIS PLAN IS NOT TO BE USED AS A CONSTRUCTION DRAWING. ARCHITECTURAL AND ENGINEERING DETAILS ARE NOT SHOWN. DIMENSIONS ARE APPROXIMATE.

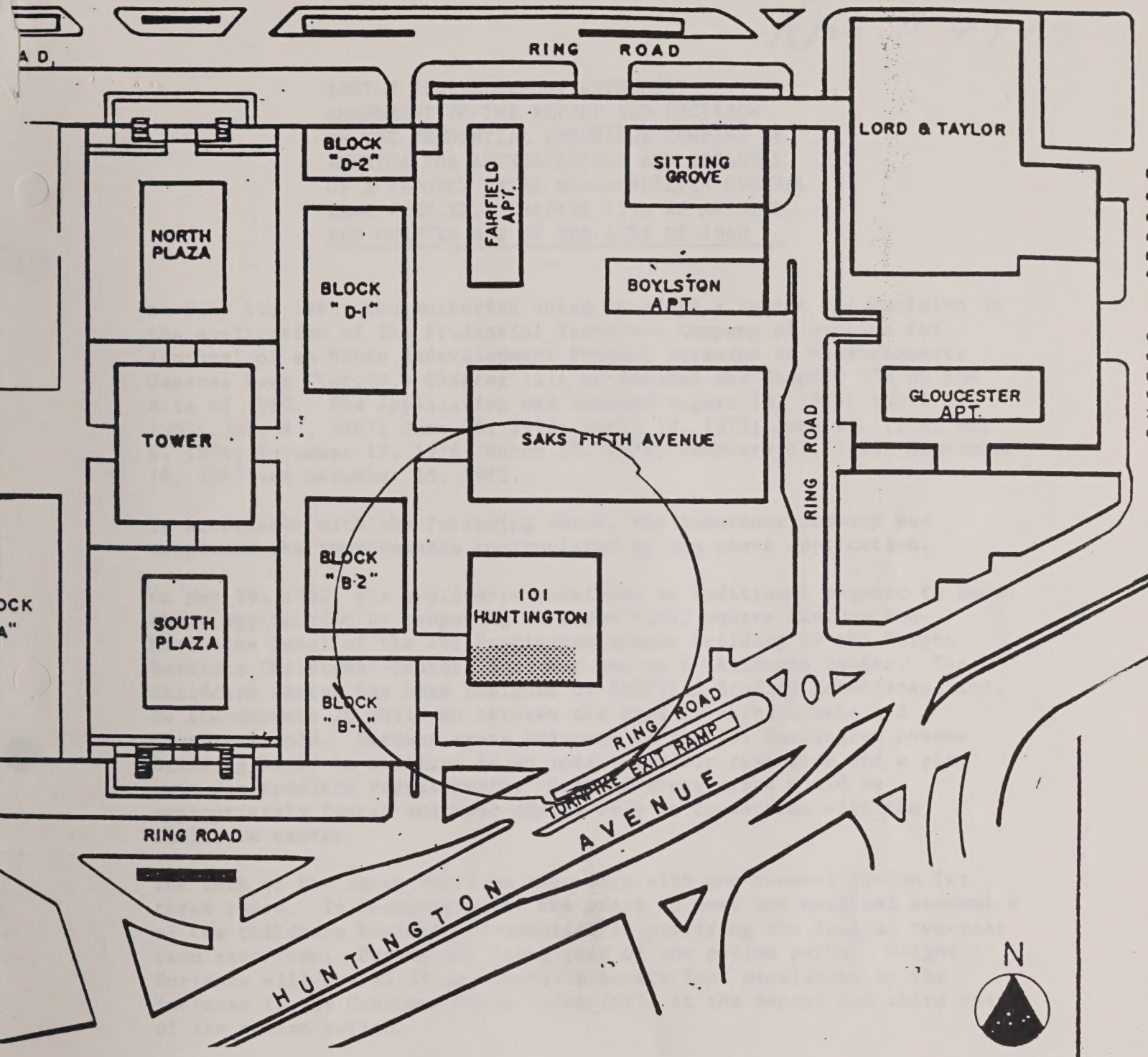

EXHIBIT H-4

INTERIOR PREMISES

BRIGHT HORIZONS CHILD CARE CENTER

101 HUNTINGTON BUILDING

MEZZANINE LEVEL

PRUDENTIAL CENTER, BOSTON, MASS.

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

THIS PLAN IS NOT TO BE USED AS A CONSTRUCTION DRAWING. ARCHITECTURAL AND ENGINEERING DETAILS ARE NOT SHOWN. DIMENSIONS ARE APPROXIMATE

Doc. #4917

BOSTON REDEVELOPMENT AUTHORITY
AMENDMENT TO THE REPORT AND DECISION
OF THE PRUDENTIAL INSURANCE COMPANY OF
AMERICA FOR AUTHORIZATION AND APPROVAL
OF A PROJECT UNDER MASSACHUSETTS GENERAL
LAWS (TER.ED.) CHAPTER 121A AS AMENDED,
AND CHAPTER 652 OF THE ACTS OF 1960

On July 14, 1961, the Authority voted to adopt a Report and Decision on the Application of The Prudential Insurance Company of America for Approval of an Urban Redevelopment Project Pursuant to Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended and Chapter 652 of the Acts of 1960. The Application was amended August 13, 1964; April 29, 1965; July 27, 1967; June 18, 1972; April 19, 1973; June 27, 1974; May 6, 1976; November 18, 1976; March 29, 1979; February 21, 1980; September 16, 1982 and December 15, 1983.

In accordance with the foregoing votes, the insurance company has completed the improvements contemplated by the above application.

On May 29, 1987, the applicants submitted an additional request to amend their application by proposing to lease 6,042 square feet on the Mezzanine Level of the 101 Huntington Avenue Building to the Bright Horizons Childrens' Center, Inc. for use as a childcare center. The childcare center has been designed by Steffian Bradley Associates, Inc. to accommodate 70 children between the ages of three months and five-years-old. Outdoor areas adjacent to the 101 Huntington Avenue Building would be utilized as an infant outdoor rest area and a play area for toddlers respectively. Both of these areas would be appropriately fenced and used exclusively in connection with the childcare center.

The term of the lease would be two years with one renewal option for three years. In recognition of the start up cost and marginal economics of the childcare business, Prudential is providing the initial two-year term rent free. During the first year of the option period, Bright Horizons will pay $5.25 per rentable square foot escalating by the increase in the Consumer Price Index (CPI) in the second and third years of the option period.

Children using the childcare center would be picked up and dropped off at an existing entrance off the South Ring Road directly in front of the childcare center.

The contractor and owner's representative for this project have met with the Zoning Division and Building Department of the Inspectional Services Department of the City of Boston and no variances appear to be required under the zoning or building code for this use.

In the opinion of the Chief General Counsel, the proposed leasing of space to a childcare provider is not a change in the type and character of the building and does not represent a fundamental change that would require a public hearing.

The Authority hereby makes the following findings and determinations:

1. That the Authority finds the proposed leasing of 6,042 square feet in the 101 Huntington Avenue Building for a childcare center is not a fundamental change in the type and character of the buildings or the project, and will be subject to the provisions of General Laws, Chapter 121A and Chapter 652 of the Acts of 1960, and of the contract with the City of Boston, now applicable to the Project, and you approve such usage for childcare.

The Prudential

The Prudential Property Company, Inc.
Prudential Center Suite 1800
Boston MA 02199
617 236-3866

June 22, 1987

Boston Redevelopment Authority
c/o Mr. Kane Simonian
One City Hall Square
Boston, MA 02201

RE: Child Care Facility - Prudential Center

Gentlemen:

In connection with The Prudential Insurance Company of America's ("Prudential") request for approval of the proposed child care facility at 101 Huntington Avenue, we want to clarify Prudential's commitment to providing child care for the benefit of Boston residents. We have stated and we hereby reaffirm that a minimum of 50% of the enrollment of the facility will be exclusively available to residents of Boston neighborhoods who are not in any way connected with Prudential or the Prudential Center. Although the remaining 50% will be available to the children of tenants in Prudential Center, it is anticipated that many of these children will also be residents of Boston.

Prudential is prepared to commit to a goal of providing 75% of the enrollment of the child care facility to Boston Residents. This goal of 75% of total enrollment will be achieved as follows. As stated eviously, 50% of the enrollment will be exclusively for Boston sidents (non Prudential Center tenant employees.) In addition, Prudential will establish a system whereby one-half of the remaining enrollment spaces or 25% of the total enrollment will be utilized by employees of tenants of Prudential Center, who are residents of the City of Boston.

We hope that this clarifies our position and that the Board will take favorable action on our request to provide this valuable service to the community.

We have also enclosed a child care cost comparison study prepared by Bright Horizons which indicates that the enrollment costs in the proposed facility compare favorably with the enrollment costs of other profit and non-profit child care facilities.

Very truly yours,

THE PRUDENTIAL INSURANCE COMPANY
OF AMERICA

Robert J. Walsh
Vice President

: Mr. Stephen Coyle
Mr. Michael F. Donlan
Mr. Robert Farrell, Chairman
Mr. James K. Flaherty
Mr. Clarence J. Jones
Mr. Joseph Walsh

May 29, 1987

Mr. Stephen Coyle, Dirctor
Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, MA 02108

RE: Prudential Center Project

Dear Mr. Coyle:

Reference is made to:

(a) Amendment of Application dated June 13, 1961, filed by The Prudential Insurance Company of America (Prudential) with the Boston Redevelopment Authority (Authority) on July 14, 1961, and to the Authority's Report and Decision dated August 14, 1961;

(b) Supplementary Application dated August 13, 1964, filed with the Authority on the same day and to the action which the Authority took with reference thereto by vote on August 13, 1964, approved by the Mayor on August 19, 1964;

(c) Supplementary Application dated April 26, 1965, filed with the Authority on April 29, 1965, and to the action which the Authority took with reference thereto by vote on April 29, 1965, approved by the Mayor on June 2, 1965;

(d) Supplementary Application dated July 17, 1967, filed with the Authority on July 27, 1967, and to the action which the Authority took with reference thereto by vote on August 7, 1967, and approved by the Mayor on August 15, 1967;

(e) Supplementary Application dated April 11, 1972, filed with the Authority on the same day and to the action which the Authority took with reference thereto by vote dated June 15, 1972, and approved by the Mayor on July 6, 1972;

(f) to Supplementary Application dated April 17, 1973, filed with the Authority on the same day, and to the action which the Authority took with reference thereto on April 22, 1973, approved by the Mayor on May 2, 1973;

(g) Supplementary Application dated June 27, 1974, filed with the Authority on the same day, and to the action which the Authority took with reference thereto on July 17, 1974 and approved by the Mayor on July 25, 1974;

(h) Supplementary Application dated April 15, 1976, filed with the Authority on April 16, 1976 and approved by the Mayor on May 24, 1976;

(i) Supplementary Application dated February 12, 1979 filed with the Authority on that date, and to the action the Authority took with reference thereto on March 29, 1979, and approved by the Mayor on May 4, 1979;

(j) Supplementary Application dated January 31, 1980, filed with the Authority on that date and approved by the Mayor on March 25, 1980;

(k) Supplementary Application dated August 26, 1982, filed with the Authority on that date and approved by the Mayor on September 27, 1982, and

(L) Supplementary Application dated November 7, 1983, filed with the Authority on that date and approved by the Authority December 15, 1983 and by the Mayor on December 30, 1983.

In accordance with the foregoing votes, Prudential has completed the improvements contemplated by the above applications.

1. Prudent al now proposes to lease 6042 square feet of currently unoccupied space on the Mezzanine Level of the 101 Huntington Avenue Building to the Bright Horizons Children's Centers, Inc. for use as a child care center. Outdoor areas adjacent to the 101 Huntington Avenue Building would be utilized as an infant outdoor rest area and a play area for toddlers respectively. Both of these areas would be appropriately fenced and used exclusively in connection with the child care center.

2. The term of the lease would be two years with one renewal option for three years. In recognition of the start up cost and marginal economics of child care business we are providing the initial two year term rent free. During the first year of the option period Bright Horizons will pay $5.25 per rentable square foot escalating by the increase in the Consumer Price Index (CPI) in the second and third years of the option period.

3. Children using the child care center would be picked up and dropped off at an existing entrance off the South Ring Road directly in front of the child care center.

4. The contractor and owner's representitive for this project have met with the Zoning Division and Building Department of the Inspectional Services Department of the City of Boston and no variances appear to be required under the zoning or building code for this use. A copy of the plans are enclosed.

5. The Prudential Insurance Company of America respectfully requests:

   That the Authority find that the proposed child care center is not a fundamental change in the type and character of the buildings or the project, and will be subject to the provisions of General Laws, Chapter 121A and Chapter 652 of the Acts of 1960, and of the contract with the City of Boston dated March 2, 1962, and the Rules, Regulations and Standards and the Statement of Accounts to be paid to the City of Boston, now applicable to the Project and that the Authority approve the leasing of space for a child care center as described above.

Very truly yours,

THE PRUDENTIAL INSURANCE COMPANY
OF AMERICA

By _____
Vice President

RJW/GPW/DJM

Enclosures:
1. Plans